

PREPARING TO OCCUPY ONE OF OUR HOMES

Before making a final commitment to occupy one of our homes, please review the following requirements necessary to a successful relationship with us:

- 1) Our goal will be to provide you a clean home with all appliances, fixtures, and light bulbs operational at move-in. Accordingly, we will expect you to return the home to us in the same condition when you move out. We have prepared a move-out checklist that will be utilized for the final inspection. That checklist may be viewed at:

<http://www.2AcresAndA Mule.com/move-out checklist.pdf>

- 2) WALL HANGINGS

PLEASE! Refrain from using those in-wall plastic or metal molys for hanging items on the wall. Once you move, it will be almost impossible to recover the wall from the big hole left without fully repainting. Instead, we find the simple hooks which attach with a thin, angled nail are quite adequate for most wall items. Hooks such as this shown below are available at most hardware stores in sizes to support up to 50 lbs.



- 3) RENT PAYMENT: We are semi-retired, and depend on prompt payment of the rent each month to meet our own financial obligations. As a result, you will find us to be very firm in our expectation of receiving the rent ON OR BEFORE THE DUE DATE. Late payment fees *WILL BE* assessed when the rent is received more than TWO DAYS late. If an unusual circumstance arises that might delay the rent, prompt communication, before the due date, is critical to maintaining a healthy relationship with us!
- 4) LANDSCAPE MAINTENANCE: Please understand that rental of a free-standing house carries the responsibility to maintain the outside landscaping. This includes:
 - a) proper watering schedule to insure plant and grass health and

appearance.

- b) regular mowing of grass and trimming of trees and shrubs
- c) regular weeding.

If landscape discrepancies continue after our notification to you, we reserve the right to retain a professional maintenance crew to correct any issues at your expense.

Please give careful consideration to the above items. If you feel you can comply with these requirements, then we welcome your occupancy, and will share a healthy and pleasant relationship!

Phil and Dorothee Auldrige - owners